1 2 3	DEMETRIOS A. BOUTRIS (BAR NO. 124161) California Corporations Commissioner VIRGINIA JO DUNLAP (BAR NO. 142221) Acting Assistant Commissioner ALAN S. WEINGER (BAR NO. 86717) Supervising Counsel		
5	MÎCHELLE LIPTON (BAR NO. 178078) Corporations Counsel DEPARTMENT OF CORPORATIONS		
6	320 West 4 th Street, Suite 750 Los Angeles, California 90013-2344 Telephone: (213) 576-7591		
7 8	Attorneys for the Complainant		
9	BEFORE THE DEPARTM	MENT OF CORPORATIONS	
10	OF THE STATE OF CALIFORNIA		
11			
12 13	In the Matter of the) Case No.: 963-1832	
14	THE CALIFORNIA CORPORATIONS COMMISSIONER,	DEMAND FOR AND ORDER TAKING POSSESSION OF PROPERTY AND	
15	Complainant,) BUSINESS PURSUANT TO SECTION 17621) OF THE CALIFORNIA FINANCIAL CODE)	
16))	
17	v.	ý)	
18 19	NLCS ESCROW SERVICES, INC.,)))	
20		ý)	
21	Respondents.	ý)	
22))	
23)	
24	WHEREAS, DEMETRIOS A. BOUTRIS, the California Corporations Commissioner		
25	("Commissioner"), has found that NLCS ESCROW SERVICES, INC. ("Respondent"), an Escrow		
26	Agent subject to the Escrow Law (California Financial Code §§ 17000 et seq.), is unable to remedy		
27	certain conditions set forth in the Notice and Summary of Findings Pursuant to § 17621 of the		
28	California Financial Code issued by the Commissioner on February 26, 2003; and		

1	WHEREAS, Respondent is conducting escrow business in an unsafe, injurious and unauthorized	
2	manner, so as to render further operations hazardous to the public and to customers in that	
3	Respondent has:	
4	(a) engaged in unauthorized and unsafe practices by issuing unauthorized disbursements	
5	to itself from escrow trust accounts in violation of California Financial Code § 17414(a)(1)(2) and (b)	
6	and California Code of Regulations, Title 10, §§ 1738 and 1738.2; and	
7	(b) by engaging in such unauthorized and unsafe practices has caused a shortage to exist	
8	in the trust accounts of at least \$94,574.75 in violation of California Code of Regulations, Title 10, §	
9	1738.1.	
10	NOW, GOOD CAUSE APPEARING, pursuant to California Financial Code § 17621, the	
11	Commissioner hereby demands and takes possession of the property and business of NLCS	
12	ESCROW SERVICES, INC., effective this date, and will retain possession thereof until the	
13	Commissioner appoints a conservator, or until its affairs are finally liquidated as provided for in	
14	Division 6, Chapter 6 of the Financial Code, or it resumes business with the consent and upon such	
15	conditions as the Commissioner may prescribe.	
16	Dated: February 27, 2003 Los Angeles, California	
17	DEMETRIOS A. BOUTRIS	
18	California Corporations Commissioner	
19	By Steven C. Thompson	
20	Special Administrator, Escrow Law	
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